



9 Park Brake

Highnam, Gloucester, GL2 8EJ

£420,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this extended and well-presented four-bedroom detached family home, situated in a highly sought-after village location within walking distance of the local primary school.

Offering spacious and versatile accommodation throughout, the property benefits from two reception rooms, a master bedroom with en-suite, enclosed rear garden, and garage, making it an ideal purchase for growing families.



Entrance Hall

Accessed via upvc double glazed door, radiator, laminate flooring, coving, stairs to first floor landing, under stairs storage cupboard. Doors lead off:

WC

Low level wc, wall mounted wash hand basin, radiator, fully tiled walls, tiled flooring, side aspect upvc double glazed window.

Utility

Base, wall and drawer mounted units, laminate worksurfaces, circular sink unit with mixer tap over. Appliance points, power points, space for washing machine, tumble drier and fridge/ freezer. Radiator, laminate flooring, side aspect upvc double glazed door to garden. Opening to:

Kitchen

Base, wall and drawer mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, eye level double oven / grill, four ring gas hob with extractor hood over. Glass decorative cabinets, rear aspect upvc double glazed window.

Dining Room

Telephone point, power points, radiator, space for dining table, coving, rear aspect upvc double glazed French doors opening to the garden.

Lounge

Tv point, power points, two radiator, feature electric fireplace, two front aspect upvc double glazed windows.

Landing

Access to boarded loft space. Doors lead off:

Master Bedroom

Tv point, power points, radiator, built in wardrobes, access to loft space, two rear aspect upvc double glazed windows. Door to:

En-Suite

Suite comprising step in double shower cubicle with electric shower, low level wc, pedestal wash hand basin. Tiled walls, vinyl flooring, radiator, side aspect upvc double glazed window.

Bedroom Two

Data point, power points, radiator, built in wardrobe, coving, front aspect upvc double glazed window.

Bedroom Three

Data point, power points, radiator, bespoke wall panelling, built in wardrobe, coving, side aspect upvc double glazed window.

Bedroom Four

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin. Shaver point, radiator, vinyl flooring, door to airing cupboard housing the newly fitted pressurised cylinder, side aspect upvc double glazed window.

Outside

To the front of the property, a block-paved driveway provides off-road parking for multiple vehicles and leads to the garage, which is accessed via an up-and-over door. The garage further benefits from power, lighting, and a convenient personnel door to the rear.

The rear garden features a generous lawn bordered by mature trees and contemporary fencing. A spacious paved patio provides the perfect setting for outdoor dining and entertaining, while the stylish garden room adds both character and versatility to this impressive outdoor area.

Tenure

Freehold

Services

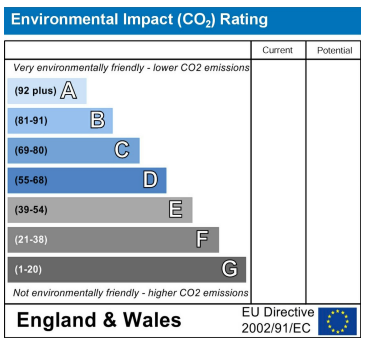
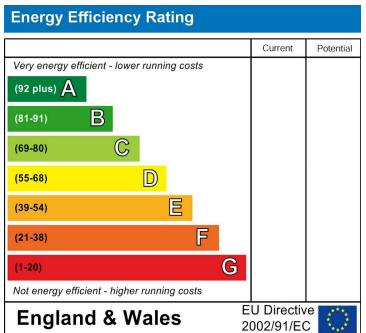
Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: D

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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